Karen Johnson Davidson County
Batch# 255054 DEEDWARR
07/10/2019 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20190710-0067349

WARRANTY DEED

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-20-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ramon Andrew Berry and Maggie Lynn Berry	Citadel Servicing Corp	05211002500
(NAME)	(NAME)	
1033 Berwick Trail	15707 Rockfield Blvd Suite 320	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Irvine, CA 92618	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Linda K. Finchum,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ramon Andrew Berry and Maggie Lynn Berry, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 41 on the Plan of Madison Heights Subdivision, Section No. II, Part II, of record in Book 2133, Page 83, Register's Office for said County, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Gary D. Finchum and wife, Linda K. Finchum by deed dated August 30, 1985 from James B. Wiley and wife, Annie Laurie Wiley of record in Book 6649, Page 355, Register's Office for Davidson County, Tennessee. The said Gary D. Finchum has since died on July 14, 2001 survived by his spouse, Linda K. Finchum as surviving Tenant.

unimproved ☐

This is improved ☑ property, known as 1033 Berwick Trail, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 9th day of July, 2019.

Linda K. Finchum

Linda K. Finchum

State of Tennessee
County of Davidson

On this 9th day of July, 2019, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Linda K. Finchum, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 9th day of July, 2019.

Notary Public I. Dyke Tatum
My Commission Expires: 5/3/2021

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

File No.: 19-Berry

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

